

# Final Environmental Impact Report

for the

## 111 Calexico Place Specific Plan

(Uniform Application No. 2006-14)  
(SCH No. 2007031092)

prepared for:

**City of Calexico**  
608 Heber Avenue  
Calexico, CA 92231

applicant:

**Hallwood Calexico Investments, LLC**  
3710 Rawlings, Suite 1500  
Dallas, TX 75219

prepared by:

**BRG Consulting, Inc.**  
304 Ivy Street  
San Diego, CA 92101

December 2008



# Table of Contents

<u>Chapter</u>	<u>Page No.</u>
ACRONYMS.....	A-1
0.1 INTRODUCTION AND SUMMARY .....	0.1-1
0.2 CORRECTIONS AND ADDITIONS.....	0.2-1
0.2.1 Revised and Supplemental Text.....	0.2-1
0.2.2 Revised Supplemental Mitigation Measures .....	0.2-2
0.2.3 Revised Technical Studies .....	0.2-10
0.3 RESPONSE TO COMMENTS .....	0.3-1
0.4 MITIGATION MONITORING AND REPORTING PROGRAM .....	0.4-1
0.4.1 Purpose.....	0.4-1
0.4.2 Format .....	0.4-1
0.4.3 How To Use MMRP .....	0.4-2
MMRP Checklist.....	0.4-3
ES EXECUTIVE SUMMARY .....	ES-1
1.0 INTRODUCTION.....	1-1
1.1 Legal Requirements.....	1-1
1.2 Scope of This Environmental Analysis .....	1-2
1.3 Project Background.....	1-2
1.4 Public Participation Opportunities .....	1-3
1.5 Availability of Reports.....	1-3
1.6 Comments Requested .....	1-3
1.7 Structure of This EIR .....	1-4
2.0 PROJECT DESCRIPTION.....	2-1
2.1 Project Location.....	2-1
2.2 Site Characteristics .....	2-1
2.3 Project Background.....	2-1
2.4 Project Characteristics .....	2-4
2.5 Intended Uses of This EIR .....	2-16
2.6 Discretionary Actions or Approvals by Other Agencies .....	2-17
3.0 ENVIRONMENTAL SETTING.....	3-1
3.1 Jurisdictional Setting.....	3-1
3.2 Project Location.....	3-1
3.3 Environmental Resources .....	3-2
3.4 Infrastructure and Services .....	3-4

# Table of Contents

<u>Chapter</u>		<u>Page No.</u>
4.0	ENVIRONMENTAL ANALYSIS.....	4.0-1
4.1	Land Use.....	4.1-1
4.1.1	Existing Conditions .....	4.1-1
4.1.2	Impact Thresholds.....	4.1-5
4.1.3	Impact Analysis .....	4.1-6
4.1.4	Significance of Impact .....	4.1-18
4.1.5	Mitigation Measure.....	4.1-19
4.1.6	Conclusion .....	4.1-19
4.2	Aesthetics/Visual Quality .....	4.2-1
4.2.1	Existing Conditions .....	4.2-1
4.2.2	Impact Thresholds.....	4.2-3
4.2.3	Impact Analysis .....	4.2-3
4.2.4	Significance of Impact .....	4.2-5
4.2.5	Mitigation Measures .....	4.2-5
4.2.6	Conclusion .....	4.2-5
4.3	Transportation/Circulation.....	4.3-1
4.3.1	Existing Conditions .....	4.3-1
4.3.2	Impact Thresholds.....	4.3-24
4.3.3	Impact Analysis .....	4.3-26
4.3.4	Significance of Impact .....	4.3-79
4.3.5	Mitigation Measures .....	4.3-80
4.3.6	Conclusion .....	4.3-82
4.4	Air Quality.....	4.4-1
4.4.1	Existing Conditions .....	4.4-1
4.4.2	Impact Thresholds.....	4.4-17
4.4.3	Impact Analysis .....	4.4-20
4.4.4	Significance of Impact .....	4.4-34
4.4.5	Mitigation Measures .....	4.4-35
4.4.6	Conclusion .....	4.4-40
4.5	Noise .....	4.5-1
4.5.1	Existing Conditions .....	4.5-1
4.5.2	Impact Thresholds.....	4.5-7
4.5.3	Impact Analysis .....	4.5-8
4.5.4	Significance of Impact .....	4.5-14
4.5.5	Mitigation Measures .....	4.5-14
4.5.6	Conclusion .....	4.5-15

# Table of Contents

<u>Chapter</u>		<u>Page No.</u>
4.0	ENVIRONMENTAL ANALYSIS (cont'd.) .....	.....
4.6	Biological Resources.....	4.6-1
4.6.1	Existing Conditions .....	4.6-1
4.6.2	Impact Thresholds.....	4.6-5
4.6.3	Impact Analysis .....	4.6-7
4.6.4	Significance of Impact .....	4.6-8
4.6.5	Mitigation Measures .....	4.6-8
4.6.6	Conclusion .....	4.6-10
4.7	Cultural Resources .....	4.7-1
4.7.1	Existing Conditions .....	4.7-1
4.7.2	Impact Thresholds.....	4.7-3
4.7.3	Impact Analysis .....	4.7-3
4.7.4	Significance of Impact .....	4.7-5
4.7.5	Mitigation Measures .....	4.7-5
4.7.6	Conclusion .....	4.7-15
4.8	Hydrology and Water Quality.....	4.8-1
4.8.1	Existing Conditions .....	4.8-1
4.8.2	Impact Thresholds.....	4.8-10
4.8.3	Impact Analysis .....	4.8-10
4.8.4	Significance of Impact .....	4.8-12
4.8.5	Mitigation Measures .....	4.8-15
4.8.6	Conclusion .....	4.8-16
4.9	Hazardous Materials/Public Safety .....	4.9-1
4.9.1	Existing Conditions .....	4.9-1
4.9.2	Impact Thresholds.....	4.9-5
4.9.3	Impact Analysis .....	4.9-6
4.9.4	Significance of Impact .....	4.9-9
4.9.5	Mitigation Measures .....	4.9-10
4.9.6	Conclusion .....	4.9-10
4.10	Public Services.....	4.10-1
4.10.1	Existing Conditions .....	4.10-1
4.10.2	Impact Thresholds.....	4.10-6
4.10.3	Impact Analysis .....	4.10-6
4.10.4	Significance of Impact .....	4.10-8
4.10.5	Mitigation Measures .....	4.10-9
4.10.6	Conclusion .....	4.10-9

# Table of Contents

<u>Chapter</u>		<u>Page No.</u>
4.0	ENVIRONMENTAL ANALYSIS (cont'd.) .....	
4.11	Utilities and Service Systems .....	4.11-1
4.11.1	Existing Conditions .....	4.11-1
4.11.2	Impact Thresholds .....	4.11-6
4.11.3	Impact Analysis .....	4.11-6
4.11.4	Significance of Impact .....	4.11-23
4.11.5	Mitigation Measures .....	4.11-23
4.11.6	Conclusion .....	4.11-24
4.12	Geology/Soils.....	4.12-1
4.12.1	Existing Conditions .....	4.12-1
4.12.2	Impact Thresholds .....	4.12-4
4.12.3	Impact Analysis .....	4.12-4
4.12.4	Significance of Impacts .....	4.12-6
4.12.5	Mitigation Measures .....	4.12-7
4.12.6	Conclusion .....	4.12-7
5.0	CUMULATIVE IMPACTS.....	5-1
5.1	Cumulative Projects .....	5-1
5.2	Cumulative Impact Analysis .....	5-5
6.0	ANALYSIS OF LONG-TERM EFFECTS.....	6-1
6.1	Growth Inducing Impacts .....	6-1
6.2	Significant Irreversible Environmental Changes.....	6-1
6.3	Unavoidable Significant Environmental Impacts.....	6-2
7.0	EFFECTS FOUND NOT TO BE SIGNIFICANT .....	7-1
7.1	Agriculture Resources .....	7-1
7.2	Mineral Resources.....	7-1
7.3	Population/Housing.....	7-2
7.4	Recreation .....	7-2
8.0	ALTERNATIVES TO THE PROPOSED PROJECT.....	8-1
8.1	Alternatives Considered but Rejected.....	8-1
8.2	No Project Alternative .....	8-2
8.3	Reduced Casino Alternative .....	8-7
8.4	Industrial Development Alternative .....	8-21

# Table of Contents

<u>Chapter</u>		<u>Page No.</u>
9.0	REFERENCES .....	9-1
10.0	EIR PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED .....	10-1

## List of Figures

(PLEASE NOTE: THERE IS NO PAGE NUMBERS ON THE BACK OF 11 X 17 GRAPHICS;  
HOWEVER, THE BACK IS CONSIDERED THE FOLLOWING PAGE.)

<u>Figure No.</u>		<u>Page No.</u>
2-1	Regional Location Map .....	2-2
2-2	Project Location Map .....	2-3
2-3	Conceptual Site Plan .....	2-7
2-4	Tentative Tract Map .....	2-9
2-5	Phasing Plan .....	2-11
2-6	Proposed Circulation System .....	2-13
3-1	Aerial View of Project and Surrounding Area Features .....	3-3
4.1-1	Existing General Plan Land Uses Map .....	4.1-2
4.1-2	Existing Zoning Map .....	4.1-3
4.3-1	Existing Traffic Conditions .....	4.3-5
4.3-2	Existing Daily Traffic Volumes .....	4.3-7
4.3-3	Existing Intersection Conditions-North .....	4.3-11
4.3-4	Existing Intersection Conditions-South .....	4.3-13
4.3-5	Existing Intersection Traffic Volumes-North .....	4.3-15
4.3-6	Existing Intersection Traffic Volumes-South .....	4.3-17
4.3-7	Near Term Project Distribution .....	4.3-33
4.3-8	Near Term (Casino Phase) Project Daily Traffic Volumes .....	4.3-35
4.3-9	Near Term (Casino Phase) Project Intersection Traffic Volumes-North .....	4.3-37
4.3-10	Near Term (Casino Phase) Project Intersection Traffic Volumes-South .....	4.3-39
4.3-11	Near Term (Casino Phase + Phase 1) Project Daily Traffic Volumes .....	4.3-41
4.3-12	Near Term (Casino Phase + Phase 1) Project Intersection Traffic Volumes-North .....	4.3-43
4.3-13	Near Term (Casino Phase + Phase 1) Project Intersection Traffic Volumes-South .....	4.3-45
4.3-14	2015 (All Phases) Project Daily Traffic Volumes .....	4.3-47
4.3-15	2015 (All Phases) Project Intersection Traffic Volumes-North .....	4.3-49
4.3-16	2015 (All Phases) Project Intersection Traffic Volumes-South .....	4.3-51
4.3-17	Existing + Project (Casino Phase) Daily Traffic Volumes .....	4.3-53
4.3-18	Existing + Project (Casino Phase) Intersection Traffic Volumes-North .....	4.3-55
4.3-19	Existing + Project (Casino Phase) Intersection Traffic Volumes-South .....	4.3-57
4.3-20	Existing + Project (Casino Phase + Phase 1) Daily Traffic Volumes .....	4.3-63
4.3-21	Existing + Project (Casino Phase + Phase 1) Intersection Traffic Volumes-North .....	4.3-65

# Table of Contents

## List of Figures

<u>Figure No.</u>		<u>Page No.</u>
4.3-22	Existing + Project (Casino Phase + Phase 1) Intersection Traffic Volumes-South .....	4.3-67
4.3-23	Proposed Circulation System .....	4.3-73
4.3-24	Existing + Project (Casino Phase + Phase 1) Intersection Mitigation-North.....	4.3-85
4.3-25	Existing + Project (Casino Phase + Phase 1) Intersection Mitigation-South .....	4.3-87
4.4-1	Air Pollution Control District Boundaries.....	4.4-8
4.5-1	Noise Measurements Locations.....	4.5-6
4.5-2	Typical Construction Noise Levels at 50 Feet .....	4.5-9
4.6-1	Existing Vegetation .....	4.6-2
4.6-2	Locations of Western Burrowing Owls On and Off the Project Site.....	4.6-6
4.8-1	Colorado River basin Planning Area .....	4.8-2
4.8-2	Proposed Storm Drain System .....	4.8-13
4.11-1	Proposed Water Line Improvements .....	4.11-11
4.11-2	Proposed Waste Water System.....	4.11-17
4.11-3	Proposed Storm Water System.....	4.11-21
4.12-1	Fault Map and Epicenters of Earthquakes .....	4.12-2
5-1	Cumulative Projects .....	5-6
5-2	2015 Conditions.....	5-20
5-3	2015 Intersection Conditions – North .....	5-22
5-4	2015 Intersection Conditions – South .....	5-24
5-5	2015 Without Project Daily Traffic .....	5-26
5-6	2015 Without Project Intersection Traffic Volumes – North .....	5-28
5-7	2015 Without Project Intersection Traffic Volumes – South.....	5-30
5-8	2015 + Project (Casino Phase) Daily Traffic Volumes .....	5-32
5-9	2015 + Project (Casino Phase) Intersection Traffic Volumes – North.....	5-34
5-10	2015 + Project (Casino Phase) Intersection Traffic Volumes – South .....	5-36
5-11	2015 + Project (All Phases) Daily Traffic Volumes .....	5-38
5-12	2015 + Project (All Phases) Intersection Traffic Volumes – North .....	5-40
5-13	2015 + Project (All Phases) Intersection Traffic Volumes – South .....	5-42
5-14	Year 2035 + All Projects (Configurations and 24-HR Dailys).....	5-59
5-15	Existing + Buildout Jasper Project Minus Proposed 111 Calexico Place Project .....	5-61
5-16	Year 2035 + All Projects (Intersection Turn Volumes) .....	5-63
5-17	2035 Project Distribution.....	5-65
5-18	2035 (Buildout) Project Daily Traffic Volumes .....	5-67
5-19	2035 (Buildout) Project Intersection Traffic Volumes .....	5-69

# Table of Contents

## List of Tables

<u>Table No.</u>		<u>Page No.</u>
ES-1	Summary of Significant Impacts and Mitigation Measures.....	ES-6
2-1	Proposed Development Phasing .....	2-5
4.1-1	General Plan Consistency Analysis .....	4.1-7
4.3-1	Existing Roadway Segment Level of Service .....	4.3-9
4.3-2	Existing Conditions Intersection Operations.....	4.3-19
4.3-3	Summary of Existing Intersection Operations Caltrans Intersection Lane Volumes (ILV).....	4.3-20
4.3-4	Trip Generation Summary – Casino Phase.....	4.3-27
4.3-5	Trip Generation Summary – Casino Phase + Phase 1 .....	4.3-29
4.3-6	Trip Generation Summary – Total Project (All Phases).....	4.3-30
4.3-7	Trip Generation Summary – Total Project (All Phases) – with Internal/Pass-by Applied.....	4.3-31
4.3-8	Existing + Project (Casino Phase Only) Roadway Segment LOS .....	4.3-59
4.3-9	Existing + Project (Casino Phase Only) Intersection Operation .....	4.3-60
4.3-10	Summary of Existing Plus Casino Phase Intersection Operation Caltrans Intersection Lane Volumes (ILV) .....	4.3-61
4.3-11	Existing + Project (Casino Phase + Phase 1) Roadway Segment LOS .....	4.3-69
4.3-12	Existing + Project (Casino Phase + Phase 1) Intersection Operation .....	4.3-70
4.3-13	Summary of Existing + Casino Phase and Phase 1 Intersection Operation Caltrans Intersecting Lane Volumes (ILV) .....	4.3-72
4.3-14	Existing Plus Casino Phase Access Operation .....	4.3-76
4.3-15	Existing Plus Casino Phase and Phase 1 Access Operation .....	4.3-77
4.3-16	Year 2015 Plus Casino Phase Access Operation .....	4.3-77
4.3-17	Year 2015 Plus Total Project (All Phases) Access Operation .....	4.3-78
4.3-18	Existing Plus Casino Phase Mitigated Intersection Operation.....	4.3-82
4.3-19	Existing Plus Project (Casino Phase + Phase 1) Mitigated Roadway Segment LOS .....	4.3-83
4.3-20	Existing Plus Casino Phase and Phase 1 Mitigated Intersection Operation.....	4.3-83
4.4-1	Health Effects of Major Criteria Pollutants.....	4.4-4
4.4-2	Ambient Air Quality Standards .....	4.4-6
4.4-3	Air Quality Monitoring Summary.....	4.4-9
4.4-4	Attainment Status of Criteria Pollutants in the County of Imperial .....	4.4-10
4.4-5	Thresholds of Significance for Air Quality Impacts.....	4.4-18
4.4-6	Proposed Construction Equipment Fleet .....	4.4-22
4.4-7	Construction Activity Emissions (Pounds/Day) .....	4.4-23
4.4-8	Project-Related Operations Air Pollutant Emissions .....	4.4-27
4.4-9	A.M. Peak One-Hour CO Concentrations (ppm) .....	4.4-30
4.4-10	P.M. Peak One-Hour CO Concentrations (ppm) .....	4.4-31
4.4-11	Heber Geothermal Company Power Plant Health Risk Assessment Results (1994) .....	4.4-32
4.4-12	Energy Consumption for the Proposed Project .....	4.4-32

# Table of Contents

## List of Tables

<u>Table No.</u>		<u>Page No.</u>
4.5-1	Land Use Compatibility for Community Noise Environments.....	4.5-3
4.5-2	City of Calexico Noise Level Limits – Fixed and Non-stationary Noise Sources.....	4.5-5
4.5-3	Time Duration Correction Table.....	4.5-5
4.5-4	Short-Term Noise Level Measurements (dB(A)) .....	4.5-5
4.5-5	Traffic Noise Impact Analysis.....	4.5-11
4.5-6	Roadway Segments that Exceed Significance Thresholds with the Proposed Project .....	4.5-13
4.8-1	Beneficial Uses of Surface Waters .....	4.8-5
4.8-2	Project Receiving Waters 303 (d) .....	4.8-6
4.11-1	Current and Projected Annual Water Supplied.....	4.11-1
4.11-2	Water Demand Levels for Proposed Project .....	4.11-7
4.11-3	Estimated Water Flows for the Proposed Project .....	4.11-8
4.11-4	Estimated Average Daily Wastewater Flows for the Proposed Project.....	4.11-13
4.11-5	Peak Daily Wastewater Demand Flows for the Proposed Project .....	4.11-14
4.11-6	Estimate of Potential Solid Waste Generated by Proposed Project.....	4.11-20
4.11-7	Energy Consumption for the Proposed Project .....	4.11-20
5-1	Existing Plus Project (Casino Phase) Mitigated Roadway Segment LOS.....	5-10
5-2	Existing Plus Casino Phase Mitigated Intersection Operation.....	5-13
5-3	Existing Plus Project (Casino Phase + Phase 1) Mitigated Roadway Segment LOS .....	5-14
5-4	Existing Plus Casino Phase + Phase 1 Mitigated Intersection Operation.....	5-16
5-5	Cumulative Project Densities (Year 2015) .....	5-18
5-6	Year 2015 + Project (Casino Phase Only) Roadway Segment LOS .....	5-44
5-7	Year 2015 + Project (Casino Phase Only) Intersection Operation .....	5-45
5-8	Year 2015 Plus Casino Phase Mitigated Intersection Operation .....	5-47
5-9	Summary of Year 2015 + Casino Phase Intersection Operation Caltrans ILV .....	5-48
5-10	Year 2015 + Project (All Phases) Roadway Segment LOS .....	5-49
5-11	Year 2012 Plus Total Project (All Phases) Mitigated Roadway Segment LOS .....	5-51
5-12	Year 2015 + Project (All Phases) Intersection Operation .....	5-51
5-13	Year 2015 Plus Total Project (All Phases) Mitigated Intersection Operation.....	5-55
5-14	Summary of Year 2015 Plus Total Project (All Phases) Intersection Operation Caltrans ILV .....	5-56
5-15	Year 2035 + Project (All Phases) Roadway Segment LOS .....	5-71
5-16	Year 2035 + Project (All Phases) Intersection Operation .....	5-72
5-17	Fair-Share Street Segment Improvement Cost Contribution .....	5-73
5-18	Fair-Share Traffic Signal Improvement Cost Based on Project Daily Trips for Mitigating City-Wide Circulation Element Roadway Intersections .....	5-77
5-19	List of New Signals to Be Modified For City-Wide Fee Program .....	5-78
5-20	Fair-Share Improvement Cost Contribution Percentages for Future Freeway Interchange at SR-111 and Jasper Road Intersection .....	5-79

# Table of Contents

## List of Tables

<u>Table No.</u>		<u>Page No.</u>
5.21	Project Access Traffic Signals.....	5-80
8-1	Comparison of Project Alternative Impacts to Proposed Project Impacts .....	8-1

## List of Technical Appendices

Appendix A: Notice of Preparation and Responses  
(bound with Volume I-EIR)

Bound With Volume I of II - Technical Appendices

Appendix B: Traffic Study  
(prepared by Darnell and Associates)

Bound With Volume II of II - Technical Appendices

Appendix C1: Air Quality Impact Analysis – Total Project Alternative  
(prepared by Giroux and Associates)

Appendix C2: Air Quality Impact Analysis – Reduced Casino Alternative  
(prepared by Giroux and Associates)

Appendix C3: Air Quality Impact Analysis – Industrial Density Alternative  
(prepared by Giroux and Associates)

Appendix D1: Noise Impact Analysis – Total Project Alternative  
(prepared by Giroux and Associates)

Appendix D2: Noise Impact Analysis – Reduced Casino Alternative  
(prepared by Giroux and Associates)

Appendix D3: Noise Impact Analysis – Industrial Density Alternative  
(prepared by Giroux and Associates)

Appendix E: General Biological and Focused Western Burrowing Owl Surveys  
(prepared by HDR Engineering, Inc.)

Appendix F1: Results of a Cultural Resources Phase I Survey  
(prepared by Harris Archaeological Consultants)

Appendix F2: Historical Resource Inventory and Evaluation  
(prepared by ASM Affiliates, Inc.)

Appendix G: Phase I Environmental Site Assessment  
(prepared by HDR Engineering, Inc.)

# Table of Contents

## List of Technical Appendices

Appendix H: Utilities Study  
*(prepared by BJ Engineering and Surveying, Inc.)*

Appendix I: Water Supply Assessment Report  
*(prepared by W2 Design Inc.)*

Appendix J: Geological Hazards Evaluation  
*(prepared by Kleinfelder, Inc.)*